



CITY OF WASHINGTON, ILLINOIS

City Council Agenda Communication

Meeting Date: March 7, 2022

Prepared By: Jon Oliphant, AICP, Planning & Development Director

Agenda Item: Preliminary Plat Resolution – Williams Subdivision

Explanation: Attached is a preliminary plat and checklist for Williams Subdivision. A single-family house currently sits on approximately 7.5 acres at 501 School Street. The owners, Harry and Georgette Williams, have proposed subdividing the property into 12 additional single-family lots.

The property is currently zoned R-1 (Single- and Two-Family Residential) after it was rezoned in December 2021. With the exception of Lot 1, which would have access from School Street, and the existing house, each of the lots would be serviced by a private drive whose maintenance would be the responsibility of the individual lot owners. The Planning and Zoning Commission approved the allowance of a private street in September 2021. The intention is for the lots to only be offered to Williams family members. The cul-de-sac length would be less than 600', which is the maximum allowable by the subdivision code.

The proposed preliminary plat meets all City subdivision code requirements. Twelve additional single-family lots are proposed ranging in size from 0.287-0.591 acres. While not consistent with the Comprehensive Plan's future land use recommendation of General Commercial, this property is more suitable for residential given its location about 0.25 miles north of Route 8 and on a two-lane major collector road. The existence of a single-family house on the parent tract also makes it more appropriate for residential. The future land use figures to change upon the adoption of the new plan that is currently being drafted.

Fiscal Impact: There figures to be more significant property tax generated from the addition of 12 single-family homes upon buildout. The most recent tax bill is \$8,465.56. Depending on the value of each of the homes, there conservatively figures to be at least \$70,000 in additional annual property tax revenue.

Recommendation/

Committee Discussion Summary: Staff recommends approval of the preliminary plat. The PZC unanimously recommended approval of the plat at its meeting on March 2.

Action Requested: A vote on the attached resolution is scheduled for the March 7 City Council meeting.

RESOLUTION NO. _____

**RESOLUTION APPROVING THE
PRELIMINARY PLAT FOR
WILLIAMS SUBDIVISION**

WHEREAS, the Developer of Williams Subdivision has submitted a Preliminary Plat to the City for approval, and

WHEREAS, the City Plat Officer has reviewed the Preliminary Plat and recommends approval of the plat.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WASHINGTON, TAZEWELL COUNTY, ILLINOIS, that the Preliminary Plat of Williams Subdivision is hereby approved.

Dated this seventh day of March, 2022.

Ayes: _____

Nays: _____

Mayor

Attest:

City Clerk

CITY OF WASHINGTON, ILLINOIS

PRELIMINARY PLAT REVIEW CHECKLIST

NAME OF SUBDIVISION Williams Subdivision
OWNER OF SUBDIVISION Harry and Georgette Williams
ADDRESS OF OWNER 501 School St.
CITY Washington State IL Zip 61571
NAME OF PERSON COMPLETING THIS CHECKLIST Jon Oliphant
ADDRESS OF PERSON COMPLETING THIS CHECKLIST City Hall
CITY State Zip
TELEPHONE NUMBER 444-1135
DATE OF SUBMITTAL OF THIS PRELIMINARY PLAT TO THE CITY 2/9/22

WHAT IS THE ZONING CLASSIFICATION OF THIS SUBDIVISION? R-1

DO THE PROPOSED USES AND LOT SIZES PROPOSED IN THIS SUBDIVISION COMPLY WITH THE CITY'S ZONING CODE OR THE COUNTY'S ZONING CODE, AS APPLICABLE? Yes
IF NOT, WHAT ACTIONS ARE BEING MADE TOWARDS COMPLIANCE?

Complete the following checklist. Generally, items on the checklist will be checked under the "YES" or "N/A" (not applicable) column. Those items checked "YES" will be shown on the plat or on supporting documentation (construction plans, restrictive covenants, etc.), included with this submittal. For those items that are checked under the "NO" column, explain why this plat should be approved without those items, in the Letter of Request for Preliminary Plat Review.

<u>NO.</u>	<u>REQUIREMENT</u>	<u>YES</u>	<u>NO</u>	<u>N/A</u>
1.	Application for Subdivision with Owner and Developer Identified.	X		
2.	15 copies of Preliminary Plat.	X		
3.	Submitted No Later Than the 15 th Day of the Month Prior to Planning and Zoning Commission Meeting.	X		
4.	Legal Description and Area of Subdivision.	X		
5.	Zoning on and Adjacent to the Site, Including Identification of Non-residential Land Uses.	X		
6.	Names of Owners and Property Tax Identification Numbers of Adjacent Unplatted Land	X		
7.	Names of Adjacent Platted Subdivisions.	X		
8.	Topography on and Adjacent to the Site with 2' Contours Based Upon State Plane Coordinates.	X		
9.	100-Year Flood Plain, Flood Hazard Areas, Water Courses and Wooded Areas.	X		

<u>NO.</u>	<u>REQUIREMENT</u>	<u>YES</u>	<u>NO</u>	<u>N/A</u>
10.	Lot Lines and Sizes, Block and Lot numbers and Minimum Building Setback Lines.	X		
11.	Easements on and Adjacent to the Site, with Purpose, Location and Dimensions.	X		
12.	Streets and Roads on and Adjacent to the Site, Including Location, Name, and Right-of-Way Width.	X		
13.	Utilities on and Adjacent to the Site, Including Location and Size of Water, Storm and Sanitary Sewers, and Location of Gas, Electric, Telephone and Street Lights.	X		
14.	Existing and Proposed Locations of Storm Water Controls.	X		
15.	Registered Land Surveyor's Certificate.	X		
16.	Plat Officer's Certificate.	X		
17.	City Clerk's Certificate.	X		
18.	Scale not Smaller than 100' Per Inch.	X		
19.	Title, North Arrow, and Date.	X		
20.	Restrictive Covenants, if any.		X	
21.	Certificate of Registration on File with City Clerk.	x		

FOR CITY OF WASHINGTON USE ONLY

Reviewer: Jon Oliphant

Date of Plat Submittal: 2/9/22

Date of Review: 2/15/22

Date to Go Before Planning and Zoning Commission: 3/2/22

Comments to Planning and Zoning Commission: See the attached memo

Recommendation of Planning and Zoning Commission: Approve

CITY OF
WASHINGTON
TAZEWELL COUNTY, ILLINOIS

LOCATION MAP



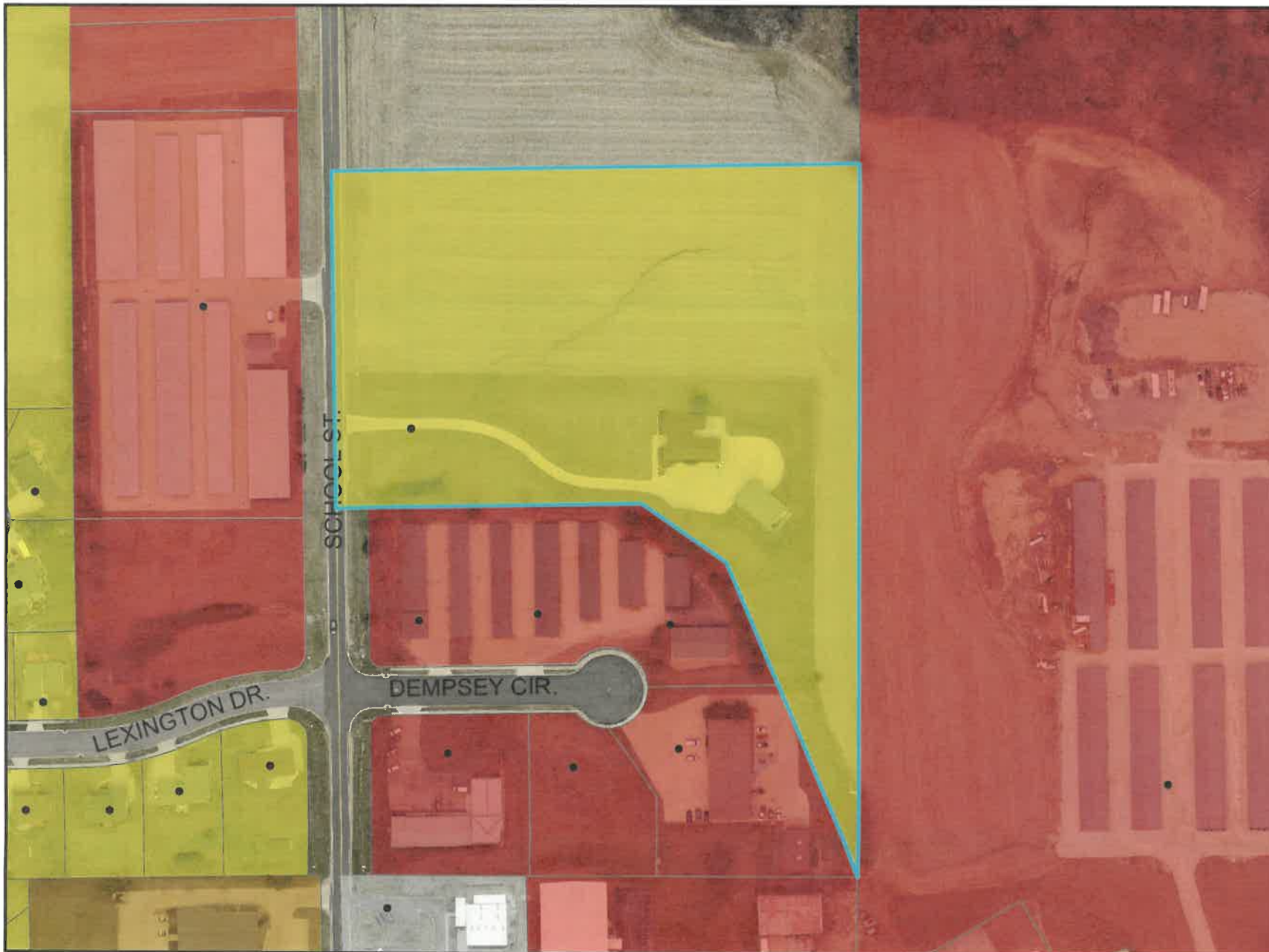
Legend

- AG-1 (Agriculture)
- CE (Country Estates)
- R-1A (Single Family Residential)
- R-1 (1-2 Family Residential)
- R-2 (Multifamily Residential)
- C-1 (Local Retail)
- C-2 (General Retail)
- C-3 (Service Retail)
- I-1 (Light Industrial)
- I-2 (Heavy Industrial)



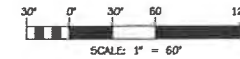
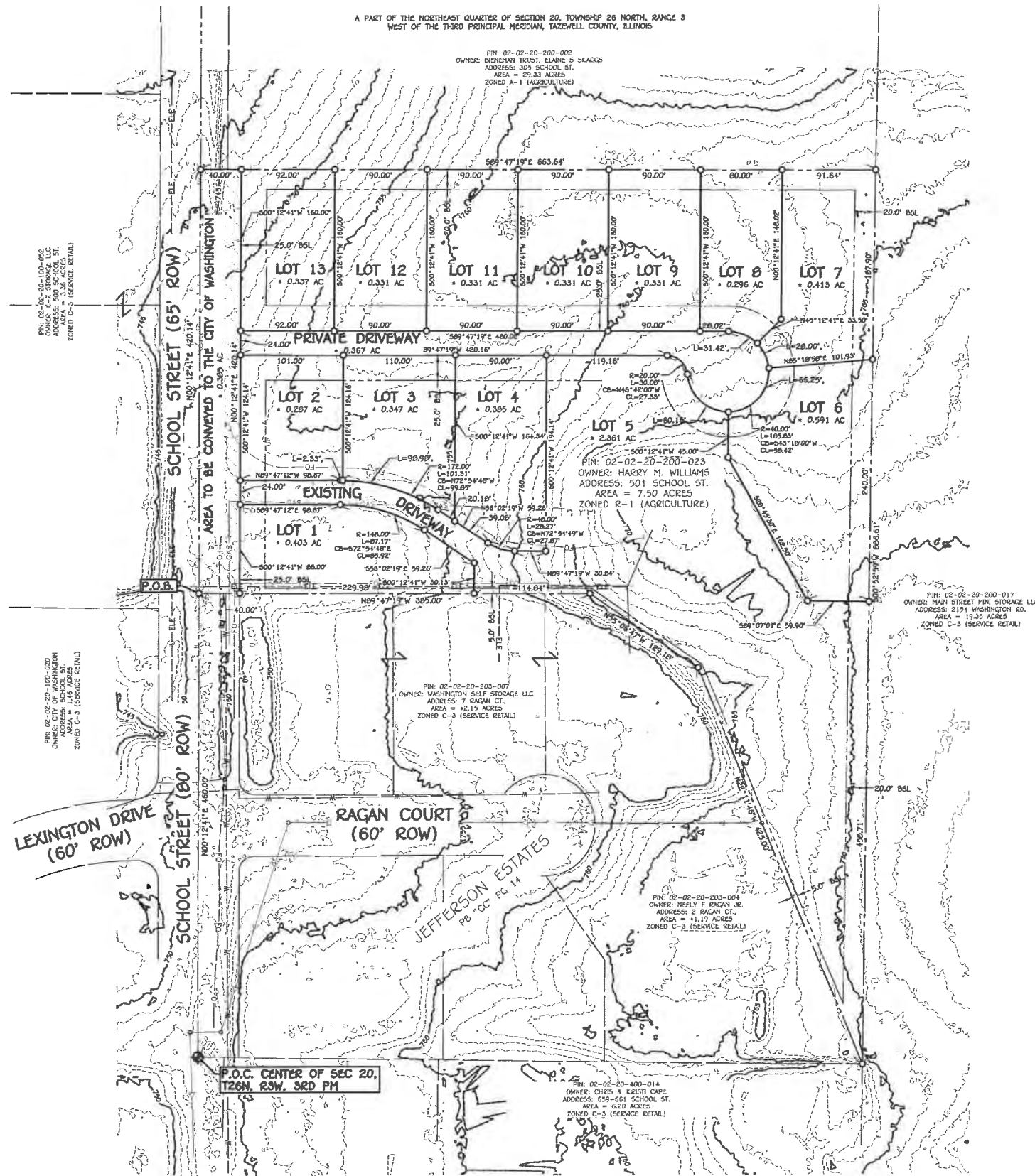
Prepared by the City of Washington
Department of Planning and Development

Printed: February 22, 2022



PRELIMINARY SUBDIVISION PLAT
WILLIAMS SUBDIVISION

A PART OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 26 NORTH, RANGE 3
WEST OF THE THIRD PRINCIPAL MERIDIAN, TAZEWELL COUNTY, ILLINOIS



LEGEND	
	SUBDIVISION BOUNDARY
	BUILDING SETBACK LINE (BSL)
	EXISTING PROPERTY LINE
	SECTION LINE
	MEASURED OR COMPUTED DIMENSION
	PRIVATE DRIVEWAY
	AREA TO BE CONVEYED TO THE CITY OF WASHINGTON
	1/2" IRON PIPE SET
	SECTION CORNER
	ELE UNDERGROUND ELECTRIC LINE
	FO EXISTING FIBER
	EXISTING SANITARY MAIN
	EXISTING WATER LINE
	GAS UNDERGROUND GAS LINE

LEGAL DESCRIPTION OF OVERALL TRACT TO BE RECORDED
AS "WILLIAMS SUBDIVISION" (DOC. NO. 9925519):

PART OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 26 NORTH, RANGE 3
WEST OF THE THIRD PRINCIPAL MERIDIAN, TAZEWELL COUNTY, ILLINOIS, BEING MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 20, THENCE NORTH 00 DEGREES 12
MINUTES 41 SECONDS EAST 460.00 FEET TO THE POINT OF BEGINNING; THENCE
CONTINUING NORTH 00 DEGREES 12 MINUTES 41 SECONDS EAST 450.14 FEET;
THENCE SOUTH 89 DEGREES 47 MINUTES 19 SECONDS EAST 663.64 FEET; THENCE
SOUTH 00 DEGREES 32 MINUTES 59 SECONDS WEST 806.61 FEET; THENCE NORTH 22
DEGREES 11 MINUTES 46 SECONDS WEST 425.00 FEET; THENCE NORTH 59 DEGREES
06 MINUTES 47 SECONDS WEST 129.18 FEET; THENCE NORTH 89 DEGREES 47
MINUTES 19 SECONDS WEST 305.00 FEET (THE LAST THREE COURSES BEING ALONG
THE NORTH LINE OF JEFFERSON ESTATES SUBDIVISION, A PART OF THE NORTHEAST
QUARTER OF SAID SECTION 20) TO THE POINT OF BEGINNING, SITUATED IN THE
COUNTY OF TAZEWELL AND STATE OF ILLINOIS.

PERMANENT PARCEL NO.: 02-02-20-000-023

PRIVATE DRIVEWAY NOTE:

OWNERSHIP AND MAINTENANCE OF THE PRIVATE DRIVE SHALL BE DIVIDED
EQUALLY AMONGST THE INDIVIDUAL LOT OWNERS AND WILL ALSO SERVE AS AN
ACCESS AND UTILITY EASEMENT WHICH WILL BE RESERVED ACROSS THIS
PRIVATE DRIVE FOR THE USE OF ALL LOTS IN THIS SUBDIVISION. DETAILS WILL
BE OBTAINED IN THE DECLARATION OF RESTRICTIONS FOR "WILLIAMS
SUBDIVISION" TO BE FILED IN THE TAZEWELL COUNTY RECORDER'S OFFICE.

GENERAL NOTES:

AREA OF WILLIAMS SUBDIVISION = 7.5 ACRES±.

PROPERTY BEING SUBDIVIDED IS PIN 02-02-20-000-023

THE NUMBERS, SIZES, SHAPES, AREAS, AND DIMENSIONS OF THE LOTS
SHOWN HEREON ARE APPROXIMATE. THE ACTUAL CONFIGURATION OF THE
LOTS WILL BE AS SHOWN ON THE "FINAL PLAT". UTILITIES, WITHIN UTILITY
EASEMENTS, MAY BE CONSTRUCTED ON LOTS, WHICH WILL BE SHOWN ON
"CONSTRUCTION PLANS" TO BE FILED WITH THE CITY OF WASHINGTON
ENGINEERING DEPARTMENT.

BEARINGS BASED ON ILLINOIS STATE PLANE COORDINATE SYSTEM, STATE
PLANE WEST ZONE 1202

CONTOURS SHOWN HEREON ARE BASED NAVD 1988 AND 2012 TAZEWELL
COUNTY LIDAR.

ENGINEER: DEVIN L. BIRCH
AUSTIN ENGINEERING CO., INC.
311 SW WATER STREET, STE. 215
PEORIA, IL 61602
(309) 691-0224

SURVEYOR: MICHAEL P. COCHRAN
AUSTIN ENGINEERING CO., INC.
311 SW WATER STREET, STE. 215
PEORIA, IL 61602
(309) 691-0224

OWNER: HARRY & GEORGETTE WILLIAMS
501 SCHOOL STREET
WASHINGTON, IL 61571

ZONING: ZONED CITY R-1 (CITY OF WASHINGTON, ILLINOIS).

UTILITY EASEMENTS: UTILITY EASEMENTS (MIN. 10' WIDTH) WILL BE PROVIDED
ON THE FINAL PLAT TO PROPERLY SERVE THE SUBDIVISION WITH ALL
AVAILABLE UTILITIES.

DETENTION: STORM WATER DETENTION AND EROSION CONTROL FACILITIES WILL
BE PROVIDED IN ACCORDANCE WITH APPLICABLE REGULATIONS IN THE
GENERAL LOCATION SHOWN ON THE "CONSTRUCTION PLANS".

NO PART OF THIS SUBDIVISION IS LOCATED WITHIN A SPECIAL FLOOD
HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT
AGENCY (FEMA).

THIS PROPERTY IS LOCATED WITHIN THE WASHINGTON GRADE SCHOOL
DISTRICT 51 AND THE WASHINGTON HIGH SCHOOL DISTRICT 308.

PLAT OFFICER'S AND PLANNING AND ZONING COMMISSION'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF TAZEWELL)

THIS PRELIMINARY PLAT OF "WILLIAMS SUBDIVISION", ON THE _____ DAY OF _____, 2022, RECEIVED THE
RECOMMENDATION OF THE CITY OF WASHINGTON PLAT OFFICER AND PLANNING COMMISSION. THIS RECOMMENDATION IS SUBJECT TO
ACCEPTANCE OR REJECTION BY CITY COUNCIL WITHIN THIRTY (30) DAYS AFTER ITS FIRST REGULAR SCHEDULED MEETING.

PLAT OFFICER CHAIRMAN, PLANNING COMMISSION

CITY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF TAZEWELL)

I, VALERIE BROOD, CLERK OF THE CITY OF WASHINGTON, ILLINOIS, DO HEREBY CERTIFY THAT BY MOTION OF THE CITY COUNCIL OF THE CITY OF
WASHINGTON, TAZEWELL COUNTY, ILLINOIS, AT A REGULAR MEETING HELD ON THE _____ DAY OF _____, 2022, THE
PRELIMINARY PLAT OF "WILLIAMS SUBDIVISION" WAS APPROVED.

CITY CLERK

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF PEORIA)

WE, THE AUSTIN ENGINEERING CO., INC., CIVIL ENGINEERS AND LAND SURVEYORS, DO HEREBY CERTIFY THAT WE HAVE PREPARED THE
ABOVE PRELIMINARY PLAT OF "WILLIAMS SUBDIVISION", A SUBDIVISION OF A PART OF THE NORTHEAST QUARTER OF SECTION TWENTY (20),
TOWNSHIP TWENTY-SIX (26) NORTH, RANGE THREE (3) WEST OF THE THIRD PRINCIPAL MERIDIAN AND THAT THE ABOVE PLAT IS A TRUE
AND CORRECT REPRESENTATION OF SAID SUBDIVISION AS DRAWN TO A SCALE OF ONE (1) INCH EQUALS SIXTY (60) FEET.

WE FURTHER CERTIFY THAT THE ABOVE SUBDIVISION IS LOCATED WITHIN OF AN INCORPORATED CITY WHICH HAS ADOPTED A CITY PLAN
AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE AS NOW OR
HEREAFTER AMENDED.

DATED AT PEORIA, ILLINOIS THIS 9TH DAY OF FEBRUARY, 2022.

AUSTIN ENGINEERING CO., INC.

BY: MICHAEL P. COCHRAN
ILLINOIS PROFESSIONAL LAND SURVEYOR No. 3879
AUSTIN ENGINEERING COMPANY, INC. (309) 691-0224
8100 N. UNIVERSITY ST., PEORIA, IL 61615
mcochrn@austineengineeringcompany.com



LICENSE EXPIRES NOVEMBER 30, 2022

AUSTIN ENGINEERING CO., INC.
Consulting Engineers / Surveyors
311 SW Water St., Suite 215
Peoria, Illinois 61602
License No. 184-001143



PRELIMINARY SUBDIVISION PLAT
WILLIAMS SUBDIVISION
A PART OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 26 NORTH, RANGE 3
WEST OF THE THIRD PRINCIPAL MERIDIAN, TAZEWELL COUNTY, ILLINOIS

ISSUED
02/09/2022 PRELIM PLAT

PRELIMINARY
SUBDIVISION
PLAT

PROJECT NO. 70-21-039
DATE 02/09/2022
SURVEYED JAG/JDQ
CHECKED JAB
APPROVED MPC
SHEET

1 OF 1